

FOR SALE

MIXED-USE INVESTMENT · PATTY JEWETT · COLORADO SPRINGS

505 E Columbia

Colorado Springs, Colorado 80907

\$1,620,000

ASKING PRICE

6.5%

CAP RATE

\$105,959

ANNUAL NOI

6,400 sf

TOTAL SQ FT

2006

YEAR BUILT

PROPERTY BREAKDOWN

Restaurant Space

2,000 sq ft

Residential Units

2 apartments

Commercial Configuration

Flexible · 2–3 units

Retail / Salon

2 × 1,000 sq ft

Each Apartment

2 bed · 2 bath · 1,200 sf

Condition

Well maintained

INVESTMENT HIGHLIGHTS

- Strong, stable tenant base with historically high occupancy
- Long-term leases in place with a strong foundation for continued income potential
- Flexible main-level retail configuration (currently 3 commercial tenants)
- Two income-producing 2/2 residential apartments on the upper level
- Well-maintained building in the heart of an established neighborhood
- Rare mixed-use asset in a walkable, amenity-rich location

LOCATION & NEIGHBORHOOD

Located in the historic Patty Jewett neighborhood in downtown Colorado Springs — one of the city's most walkable and established communities. The building sits adjacent to three major neighborhood anchors, providing built-in foot traffic and community connection.

Shook's Run Trail

Casa Verde Co-Housing

Patty Jewett Junction Playground

Historic Patty Jewett Neighborhood

Downtown Colorado Springs



Full Package Available Under NDA

Additional information is provided to qualified buyers upon execution of a Non-Disclosure Agreement.

Rent Roll

Appraisal

Development Plan

Engineering Drawings

Financial Statements

Jim Foster

LISTING CONTACT

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505 E Columbia Ave

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Mixed-Use Investment Property

*Information deemed reliable but not guaranteed.
Subject to verification by buyer.*